

SPACE ABOVE THIS LINE FOR RECORDING PURPOSES

File No: 2010101804
Prepared By & Return To:
D. B. Bridgforth – MSB# 4547
P. O. Box 241
Southaven, MS
(662) 393-4450

Indexing Instructions: Lot 3 of the Jackson Property, a 3.0 acre tract located in the NW ¼ of Section 17, Township 3 South, Range 6 West, DeSoto County, Mississippi

WARRANTY DEED

FREDDIE JACKSON

1992 Grass Pond Road

Hernando, MS 38632

Home: 662-895-5333

Work: N/A

GRANTOR(S)

TO

ALICE J. STHURGHILL

1591 Craft Road East

Hernando, MS 38632

Home: 662-895-3365

Work: N/A

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, FREDDIE JACKSON, does hereby sell, convey and warrant unto ALICE J. STHURGHILL the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

SEE EXHIBIT "A"

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect; and further subject to all applicable building restrictions and the restrictive covenants of record.

Possession is to be given with deed.

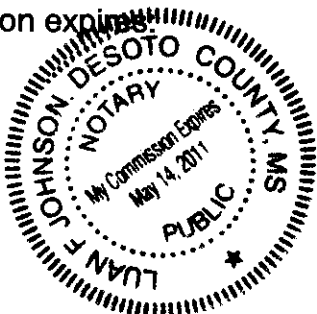
WITNESS my signature this the 3 day of December, 2010.

Freddie Jackson
FREDDIE JACKSON

STATE OF Mississippi
COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 3 day of December, 2010, within my jurisdiction, the within named Freddie Jackson, who acknowledged that she executed the above and foregoing instrument.

My Commission expires



Luan F. Johnson
NOTARY PUBLIC

LEGAL DESCRIPTION FOR LOT #3 OF THE JACKSON PROPERTY, A 3.0-ACRE TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI

Commencing at an iron pin (found) being commonly accepted as the Northwest corner of Section 17, Township 3 South, Range 6 West, DeSoto County, Mississippi, and run thence along the West line of Section 17 South 02 degrees 10 minutes 39 seconds East for a distance of 537.53 feet; thence leaving the West line of Section 17 run North 87 degrees 49 minutes 54 seconds East for a distance of 455.22 feet to a point on the western boundary of the Jackson tract; thence along the western boundary of said Jackson tract South 02 degrees 10 minutes 40 seconds East for a distance of 93.93 feet to the Southwest corner of the Jackson tract; thence leaving the western boundary of said Jackson tract, run along the southern boundary of the Jackson tract North 88 degrees 01 minutes 19 seconds East for a distance of 83.00 feet to the **POINT OF BEGINNING**; thence continue along the southern boundary of said Jackson tract North 88 degrees 01 minutes 19 seconds East for a distance of 232.00 feet to a point on the western boundary of the Bacchus tract; thence run along the western boundary of said Bacchus tract South 02 degrees 10 minutes 40 seconds East for a distance of 690.00 feet to a point on the northern boundary of the Jones tract; thence leaving the western boundary of the Bacchus tract run along the northern boundary of the Jones tract South 88 degrees 29 minutes 35 seconds West for a distance of 180.61 feet to an iron pin (found) at the Southeast corner of the Cole tract; thence leaving the northern boundary of the Jones tract run along the eastern boundary of said Cole tract North 02 degrees 11 minutes 33 seconds West for a distance of 566.75 feet to an iron pin (found) at the Northeast corner of said Cole tract; thence along the northern boundary of said Cole tract South 87 degrees 41 minutes 25 seconds West for a distance of 51.26 feet; thence leaving the northern boundary of the Cole tract run North 02 degrees 10 minutes 40 seconds West for a distance of 122.05 feet to the Point of Beginning.

All lying and being in the Northwest Quarter of Section 17, Township 3 South, Range 6 West, DeSoto County, Mississippi, and containing 3.0 acres, more or less.

TOGETHER WITH: a thirty (30) feet wide ingress and egress easement being more particularly described as follows: Commencing at an iron pin (found) being commonly accepted as the Northwest corner of Section 17, Township 3 South, Range 6 West, DeSoto County, Mississippi, and run thence along the West line of Section 17 South 02 degrees 10 minutes 39 seconds East for a distance of 537.53 feet to the **POINT OF BEGINNING**; thence running along and 30.00 feet parallel with the following calls; North 87 degrees 49 minutes 54 seconds East for a distance of 455.22 feet; South 02 degrees 10 minutes 40 seconds East for a distance of 93.93 feet; North 88 degrees 01 minutes 19 seconds East for a distance of 83.00.

All lying and being in the Northwest Quarter of Section 17, Township 3 South, Range 6 West, DeSoto County, Mississippi, and containing 0.43 acres, more or less.